

MINUTES

SALINA CITY HERITAGE COMMISSION MEETING

CITY COMMISSION ROOM

April 26, 2006

4:00 P.M.

MEMBERS PRESENT: Duckers, Plumer, Reynolds, Specht, Stoeber and Yarnevich

MEMBERS ABSENT: None

PLANNING STAFF: Burger

The hearing began at 4:00.

#1. Minutes of Regular Meeting January 25, 2006.

Minutes were approved as presented.

#2. Application #CA06-4, filed by the Smoky Hill Museum, requesting the approval of a Certificate of Appropriateness to replace the existing identification wall sign on the north façade of the building.

Mr. Burger presented the staff report as contained in the case file.

Mr. Plumer asked if the Museum or their representatives here today have any additional comments to make upon the request.

John Highkin, Director of the Salina Arts and Humanities Commission, stated we have no additional information beyond that detailed in the staff report. John has done a good job describing the proposed improvements. These are being done in conjunction with our grand opening.

Mr. Plumer asked are there any comments by Commission members? I would then entertain a motion.

MOTION: Ms. Yarnevich moved to approve the application for the proposed wall sign as presented under Option No. 1.

SECOND: Ms. Duckers seconded the motion.

Ms. Specht stated that she serves on the Friends of the Museum Board and will refrain from voting on the item.

VOTE: Motion carried 5-0, with 1 abstention (Specht).

#3. Review of potential amendments to the Heritage Conservation District Ordinance relating to minimum maintenance of Landmark and Historic District properties.

Mr. Burger gave the staff report as contained in the case file.

Ms. Duckers asked how large is the City of Fredericksburg?

Mr. Burger stated the city has about 20,000 in population. This particular minimum maintenance ordinance was chosen because it closely mirrors the existing procedures of the Salina Development Services Department. Identification and enforcement are similar to our Dangerous Structures List here.

Mr. Plumer asked if Urbandale, Iowa was similar in size to Salina.

Mr. Burger stated Urbandale, Iowa is also slightly smaller than Salina. It has a population of approximately 35,000.

Mr. Plumer stated it seems that the Urbandale, Iowa Code had more bite, more teeth in the subject matter. What is your opinion of the two ordinances?

Mr. Burger stated the Urbandale, Iowa Code we have presented to you is a city-wide maintenance code which would apply overall to historic buildings and non-historic buildings. We have involved our Neighborhood Services in the review of the property maintenance codes and they have provided us their input. We realize this is a much larger project and would involve that department and Building Services for enforcement. What we are seeking today is to see if you find any strengths that you would like us to focus on so that we may take that back as staff and prepare an ordinance that incorporates them. We are basically asking for your input today so that we can take the direction you want us to investigate.

Mr. Reynolds stated it is his opinion that the Urbandale Code probably exceeds the scope of what this board can do. You would be examining non-historic properties as well as historic properties.

Mr. Plumer stated I would agree with you on that. You would have your work cut out for you.

Mr. Reynolds stated I don't have a problem with the Conservation Properties demolition criteria and the demolition by neglect ordinance. Both those make a lot of sense and are definitive for what we are looking for.

Mr. Plumer stated I tend to agree. I thought the scope was fairly broad in the

Urbandale Code. The Fredericksburg example was organized well. I would agree and think we need to go ahead and potentially give this back to staff to see if they can give us some additional data on demolition by neglect review criteria and how that would be enforced. I do appreciate the information that they have presented.

Ms. Duckers stated the Urbandale Code is so long I don't think anyone will want to wade through it. The Fredericksburg one is concise and to the point on what you have to do. I think the general public would agree with what it is trying to do and its intent.

Mr. Plumer asked so you would like to see something follow that general line?

Ms. Duckers stated that the Urbandale Code is referring to the State of Iowa and appears to be following some State guidelines there. Maybe we need it or maybe we don't.

Mr. Burger stated staff would be glad to go back and do an outline of the two codes you mentioned and bring that back to the Commission as more of a comparison of the major components. The Heritage Conservation District Ordinance amendment that is proposed would be a strengthening of our existing ordinance that would cover historic district properties and individual properties threatened with demolition. What staff has outlined in the first option is to take the Conservation District criteria such as the demolition delay and findings for demolition and apply those criteria to existing landmarks and properties within established historic districts first. This would be what we recommend as the first step. Following that we will also develop a demolition by neglect ordinance to bring back before you. We view the Conservation criteria as something that can be done in short order with the objective of providing a recommendation to the City Commission towards a full demolition by neglect ordinance at a later date. We view this as a first measure. This is one of the work items identified by the City Commission following the 120 West Prescott case, to have criteria to evaluate minimum maintenance requirements and demolition by neglect.

MOTION: Mr. Reynolds stated I would move to have staff take the Heritage Conservation Ordinance requirements to the City Commission and direct staff to provide us an outline regarding the demolition by neglect and the property maintenance code for review at a future meeting.

SECOND: Ms. Yarnevich seconded the motion.

VOTE: Motion carried 6-0.

#4. Review of nominations for the 2006 Historic Preservation Awards on May 17, 2006. The theme for May 2006 National Preservation Month is "Sustain

America – Vision, Economics and Preservation.”

Mr. Burger stated during the month of May each year we try to recognize notable building projects from the previous year by holding an awards ceremony for individuals or organizations involved in preserving and enhancing historic properties in Salina. During last year we recognized several projects. Those included the Flanders-Lee House, a porch renovation on Ash Street and the City Parks Department renovation of the Oakdale Park Fountain. We have brought back several projects that have restored and enhanced local historic properties. This would be linked to the Historic Preservation Month with the National Trust for Historic Preservation. We have looked back through our records to identify projects taking place during 2005. The main goal is to give the Heritage Commission the opportunity to provide some incentives for these projects in the way of an award plaque that will be presented. We have proposed the four nominations that are in the staff report. If Commission members can think of any other notable projects that we may have overlooked we would be glad to include them as well. These include the largest of the school renovation projects at Pioneer Presidents' Place. This project took advantage of State and National Register listing to obtain tax credits as well as housing tax credits for seniors. This would recognize the developer Pioneer Group and Treanor Architects both of Topeka. Another adaptive reuse is the Bartlett School which has been converted to offices. Todd Welsh, the manager of Salina Homes.com was instrumental in the redevelopment of this surplus school. The owner of the Wilmarth House at 300 S. 5th Street initiated a rebuilding of the front porch on the house. The project retained the original wood support posts and recreated the damaged moldings and frieze. As you've noticed from the newspaper, the Lakewood Park Bridge is now relocated. The bridge was repaired, cleaned, the lead paint was abated and Frank Brothers Construction relocated the bridge to an area near Riverside Drive leading over the Old Smoky Hill River Channel to Lakewood Middle School. In its present location it is within a few hundred feet of where it was first constructed in 1887.

Mr. Plumer asked if any Commission members have knowledge of additional projects that could be recognized this year? I don't believe that I know of any myself. What is the date?

Mr. Burger stated that we had to shift the meeting date to May 24th to avoid a conflict with the Parks Board in the room. They generally meet on the 3rd Wednesday of the month.

Ms. Duckers said I would comment on the Pioneer Group's efforts to make the buildings look like what they looked like when I came to Salina. That was 50 years ago before they put on the gymnasium and cafeteria that detracted from those two beautiful buildings. I find it very exciting that they are restored and open again.

Mr. Plumer asked was there an old wooden barn there that was used as a gymnasium or something between the two facilities before they built the additional wings?

Mr. Burger stated there were some former school buildings in the commons area and these were torn down when the Lincoln and Roosevelt structures were built. One of those was Old Central School. A couple of wood frame schools predated that. We were fortunate that the Pioneer Group was interested in restoring the original detail and opening up the building site. It really brought the proper sense of scale to the two historic structures and created a vista to view them from.

MOTION: Ms. Specht moved to approve staff's proposed nominations for Preservation Month 2006 and to schedule the meeting for May 24th.

SECOND: Ms. Yarnevich seconded the motion.

VOTE: Motion carried 6-0.

#5. Election of Officers.

Mr. Burger identified the members of the Heritage Commission would be eligible to hold the positions as Chair and Vice-Chair for the coming year.

MOTION: Ms. Yarnevich stated I would like to nominate Anita Specht for Chair of the Heritage Commission.

SECOND: Ms. Stoeber seconded the motion.

VOTE: Motion carried 5-0, 1 abstention (Specht).

MOTION: Mr. Plumer stated I would like to nominate John Reynolds for the Office of Vice-Chair. I believe that John will be an excellent candidate because of his previous knowledge on the Board.

SECOND: Ms. Yarnevich seconded the motion.

VOTE: Motion carried 5-0, 1 abstention (Reynolds).

#6. Other Matters.

Mr. Burger stated we do want to draw your attention to the State Preservation Conference that will be held this year in Lawrence, Kansas on May 4-6 this year. We've placed a program in your packet. The Planning Department will reimburse

Heritage Commissioners for their registration, travel and one night of lodging. In the past, Ms. Douglass and Mr. Plumer have attended conferences in Topeka and Manhattan. The Saturday, May 6th session would be the most useful to attend. It will focus on design review for preservation commission members and will be a hands-on demonstration of actual design review cases for National Register properties and environs properties. We are also looking forward toward July. Mr. Bettis, our CLG Coordinator who you met in January, will be conducting a training session for Certified Local Government commissioners here. We have asked him to possibly come as part of our regular meeting in July, if that works for him. He would like to have roughly 3 hours to take you through a PowerPoint presentation facilitating design review dealing with the Secretary of Interior Standards and their use.

Ms Yarnevich asked do you know what day in July that would be.

Mr. Burger stated that we don't have a date yet. He is on the road a lot. The Preservation Office has a lot of new faces and he is stepping in as the CLG Coordinator. He plans to train each of the 12 CLG's we have in Kansas. We also want to call your attention to work that is being completed at a local landmark property at 238 S. 10th Street, the Ezra Dow House. We informed you last year that a fire had damaged the structure. It displaced the family there. The house has been vacant and secured for some time. We were concerned at that time regarding its eventual outcome. The insurance company has settled with the owner and bought them out. Crews are in it now repairing and rehabilitating the home for sale and reuse. It will be offered as a part of the HUD program. That will be a favorable outcome for the property. We'll let you know when it is occupied again.

There being no other business Mr. Plumer adjourned the meeting at 5:50 p.m.

John Burger, Assistant Secretary

Attest:
